



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/2/2023	<b>EXPIRATION DATE:</b> 11/22/2028	<b>DOCKET #:</b> LPC-23-02794	<b>CRB</b> CRB-23-02794
<b>ADDRESS:</b> 150-05 JAMAICA AVENUE		<b>BOROUGH:</b> QUEENS	<b>BLOCK/LOT:</b> 9682 / 1
Rufus King House, Individual Landmark			

To the Mayor, the Council, and the NYC Department of Parks and Recreation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission, at the Public Meeting of November 22, 2022, following the Public Hearing of the same date, voted to issue a positive report for the approved work at the subject premises, as put forward in your application completed on October 28, 2022.

The proposal, as approved, consists of modifications to a section of the park, near 90th Avenue and 153rd Street, including replacing an existing modern playground, including asphalt and concrete paving, safety surfaces, concrete curbs, metal fencing, various play equipment and benches, with a new playground, featuring a larger overall footprint and increased paving and including sections of landscaping, asphalt and concrete paving, a concrete barrier free access ramp, safety surfaces, 2'-5" and 3'-5" tall pipe rail metal fences, wood and metal benches, and various play equipment; removing a pathway, adjacent to the north side of the handball and basketball courts; replacing asphalt paving in-kind, except for changes to markings, at the basketball court; replacing asphalt paving and benches at the west side of the basketball courts with asphalt paving, concrete bench pads, wood and metal benches and a misting station; installing bike repair stations adjacent to the south side of the handball courts; the replacement of modern 16' tall chain link fencing, around the handball and basketball courts, with new 12'-16' tall chain link fencing and 2'-5" pipe rail metal fencing; and landscaping work, including planting trees and shrubs, as described and shown in a digital presentation, titled "Rufus King Park Playground," and prepared by the NYC Department of Parks and Recreation, including thirty-two (32) slides, consisting of photographs and drawings, all presented as components of the application, at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that the King Mansion Individual Landmark Designation Report describes 150-03 Jamaica Avenue as a mid-eighteenth century Colonial mansion with Federal details. The Commission further noted that significant archaeological resources have been documented at the site which help to reveal the significance of the site and its history. The Commission also noted that Commission Report 86-0010 was issued on December 5, 1985 for the relocation of the playground and basketball courts to the north half of the park, the relocation of the gazebo the west side of the park, reconfiguration of pathways, alterations to the comfort station and paved service area, the creation of a kitchen garden, and the redesign of the benches, lighting and water fountains; that Commission Report 89-004 was issued on December 20, 1988 for fencing at the mansion site and bench design; and that Commission Binding Report 07-2188 was issued on September 26, 2006 for the installation of an artificial turf recreational field, landscaping and driveway at the northwestern portion of the park.

With regard to this proposal, the Commission found that the proposed work will be at a small section of the park, which is not known to have historically featured any significant landscape improvements, and will not eliminate or damage any extant significant architectural features of the house or site; that the proposed work will help improve barrier free access and access for maintenance vehicles; that the area of work features modern pathways and paved play areas, therefore the change in footprint and limited increase of the paving and replacement of play equipment and fencing will remain consistent with the evolution of this section of the park; that the work will be behind and at a considerable distance from the house and visually separated from it by an expanse of landscaping, thereby helping the paving to remain a minor background element in these views; that the paving will be comprised of typical materials and neutral finishes, which will further help it remain a subordinate presence at the site; and that the fencing will be simply designed and in keeping with existing fencing within this section of the park in terms of materials, details, dimensions, finishes, and placement in relation to play areas and pathways. Based on these findings, the Commission determined the work to be appropriate to the building and voted to approve the application.

The Commission authorized the issuance of a Commission Binding Report upon receipt, review and approval of a complete set of final drawings.

Subsequently, on September 19, 2022, the Commission received an undated 31 page presentation, titled "Rufus King Park Playground" and prepared by the NYC Department of Parks and Recreation; a three page, undated written summary, titled "Q023-122M Rufus King Park Playground Reconstruction"; a 5 page document, revision dated September 27, 2022, describing work at the concrete wall and backstop; emails, dated December 12, 2022 and September 7, 2023, from Sybil Young; and drawing L-504.00, dated May 29, 2023 and prepared by the NYC Department of Parks and Recreation.

Accordingly, the Commission staff reviewed these materials and noted that they include additional work, including restoration work at the handball court wall and paving, including repairing the concrete with repair mortar; cleaning the concrete by sandblasting; and applying a cementitious coating and painting the handball court wall.

With regard to this additional work, the Commission staff finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings. Furthermore, with regards to these or other aspects of the proposed work, the proposed coating and painting of the modern handball court wall will not affect any significant architectural features of the individual landmark or its designated

site. Additionally, the Commission staff finds that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission, and Binding Commission Report 23-02794 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

The Commission notes that the proposed project area is likely to contain potentially significant archaeological resources and that the project should include archaeological monitoring. Therefore, an Archaeological Work plan detailing what archaeological work will occur should be submitted to the Archaeology Department for review and approval before works begins. And furthermore, that the applicant will adhere to the Guidelines for Archaeological Work in New York City throughout the process which will include the submission of a final archaeological report to the LPC for approval and may include a curation plan for any artifacts that may be recovered.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Misha'el Shabrami.

Misha'el Shabrami  
Senior Landmarks Preservationist

cc: Bernadette Artus, Deputy Director; Sybil Young,



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/6/2023	<b>EXPIRATION DATE:</b> 9/19/2029	<b>DOCKET #:</b> LPC-23-04474	<b>CRB</b> CRB-23-04474
<b><u>ADDRESS:</u></b>		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
Multiple Locations Greenwich Village Historic District NoHo Historic District SoHo-Cast Iron Historic District Tribeca East Historic District Tribeca North Historic District Tribeca West Historic District			

To the Mayor, the Council, and the Associate Commissioner, NYC Department of Design and Construction,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission, at the Public Meeting of September 19, 2023, following the Public Hearing of the same date, voted to issue a positive report for the approved work at the subject premises, as put forward in your application completed on August 24, 2023.

The proposal, as approved, consists of streetbed repairs at the intersections of Jay Street and Staple Street and Laight Street and Collister Street (project ID HWP19CWLM), Jay Street and Greenwich Street, Harrison Street and Greenwich Street, Vestry Street and Washington Street, Watts Street and Greenwich Street, and Prince Street and Wooster Street (project ID HWPR19MC1), and Grand Street and Wooster Street (project ID HWPR20MKL), including removing Belgian block pavers and installing alternating

rows of flat granite pavers and flat Belgian block pavers at the crosswalks, as shown in an undated digital presentation, titled “Installation of Non-Standard Pedestrian Ramps With Granite Paver Crosswalks” and prepared by the New York City Department of Design + Construction, including 25 slides, consisting of photographs and drawings, all presented as components of the application at the Public Hearing and Public Meeting.

The Commission noted that the Belgian block paving is among the features that contribute to the special architectural and historic character of the Tribeca North, Tribeca West, and SoHo-Cast Iron Historic Districts.

With regard to this proposal, the Commission found that the minimum amount of historic paving will be removed to facilitate ADA compliance; that the proposed larger granite pavers will match the historic Belgian block pavers in terms of material, while complying with ADA accessibility requirements of a smooth surface; that the large size of the granite pavers will help visually delineate the crosswalk areas from the adjacent streetbeds; that the crosswalks mark a transition point from historic Belgian block paving to modern asphalt paving at most of the streetbeds; and that the work will not detract from the special architectural and historic character of the Tribeca North, Tribeca West, and SoHo-Cast Iron Historic Districts. Based on these findings, the Commission determined the work to be appropriate to the sites and the historic district and voted to issue a positive report.

The Commission authorized the issuance of a Commission Binding Report upon review and approval of filing materials showing the approved design.

Subsequently, the Commission reviewed photographs and drawing sheets 14 of 27 and 15 of 27, project ID: HWP19CWLM, dated February 2022; drawing sheets 1-52, project ID: HWPR19MC1, dated November 1, 2022; and drawing sheets (labeled by staff) L1 and L2, project ID: HWPR20MKL, dated August 31, 2023, all prepared by the City of New York Department of Design + Construction, Division of Infrastructure, Bureau of Design.

Accordingly, the Commission staff reviewed these materials and noted that they include additional work for project HWP19CWLM, including work at all four corners of Jay and Staple Streets, consisting of replacing concrete sidewalk paving, and concrete and granite curbing, with gray tinted sidewalk paving and granite curbing, featuring pedestrian ramps with detectable warning units; and lifting and resetting three (3) granite sidewalk slabs at the southeast corner; work at the southwestern and southeastern corners of Laight and Collister Streets, consisting of replacing concrete sidewalk paving, and concrete and granite curbing, with gray tinted sidewalk paving and granite curbing, featuring pedestrian ramps with detectable warning units; additional work for project HWPR19MC1, including work at the northeast and southeast corners of 8th Avenue and Horatio Street, consisting of replacing bluestone sidewalk paving and dark gray tinted concrete sidewalk paving, in-kind, replacing steel-faced concrete curbing with granite curbing, and installing pedestrian ramps with detectable warning units; work at the northeast, southeast, and southwest corners of Franklin and Hudson Streets, consisting of replacing dark gray tinted concrete sidewalk paving and granite curbing, in-kind, and installing pedestrian ramps with detectable warning units; work at the northeast and southeast corners of Jay and Greenwich Street, consisting of replacing dark gray tinted concrete sidewalk paving and granite curbing, in-kind, and installing pedestrian ramps with detectable warning units; work at the northwest, northeast, and southwest corners of West/East 8th Street and Fifth Avenue, consisting of replacing dark gray tinted concrete sidewalk paving and granite curbing, in-kind, and installing pedestrian ramps with detectable warning units, in conjunction with installing neckdowns into the streetbed; work at the northeast and southeast corners of Greenwich and Harrison Streets, consisting of replacing select granite slabs at the sidewalk, in conjunction with installing pedestrian ramps with detectable warning units; work at the northwest, southwest, and southeast corners of Laight and

Hudson Street, consisting of replacing dark gray tinted concrete sidewalk paving and granite curbing, in-kind, and installing pedestrian ramps with detectable warning units; work at the northwest corner of Hubert and Hudson Streets, consisting of replacing dark gray tinted concrete sidewalk paving and granite curbing, in-kind, and installing pedestrian ramps with detectable warning units; work at the northwest, southwest, and southeast corners of Beach and Hudson Streets, consisting of replacing dark gray tinted concrete sidewalk paving and granite curbing, in-kind, and installing pedestrian ramps with detectable warning units; work at the southwest and southeast corners of Lispenard and Church Streets, consisting of replacing untinted concrete sidewalk paving with dark gray tinted concrete sidewalk paving, and replacing steel faced concrete curbing and granite curbing with granite curbing, and installing pedestrian ramps with detectable warning units; work at the northeast and southeast corners of Horatio and Washington Streets, consisting of replacing untinted and dark gray tinted concrete sidewalk paving with dark gray tinted concrete sidewalk paving, replacing steel faced concrete and granite curbing with granite curbing, and installing pedestrian ramps with detectable warning units; work at all four corners of Washington and Vestry Streets, consisting of replacing untinted and dark gray tinted concrete sidewalk paving with dark gray tinted concrete sidewalk paving, replacing steel faced concrete and granite curbing with granite curbing, and installing pedestrian ramps with detectable warning units; work at the southwest and southeast corners of Harrison and Staple Streets, consisting of replacing select granite sidewalk pavers, in-kind, replacing dark gray tinted concrete sidewalk paving and granite curbing, in-kind, and installing pedestrian ramps with detectable warning units; work at the northeast corner of Duane and Staple Streets, consisting of replacing dark gray tinted concrete sidewalk paving, in-kind, replacing steel-faced concrete and granite curbing with new granite curbing, and installing pedestrian ramps with detectable warning units; work at all four corners of Wooster and Prince Streets, consisting of replacing dark gray tinted concrete sidewalk paving and granite curbing, in-kind, and installing pedestrian ramps with detectable warning units; work at all four corners of Spring and Greene Streets, consisting of replacing select granite sidewalk pavers, dark gray tinted concrete sidewalk paving, and granite curbing, in-kind, and installing pedestrian ramps with detectable warning units, in conjunction with installing a neckdown into the streetbed at the northeast corner; work in the streetbed at Greene and Spring Streets, consisting of replacing modern granite pavers with alternating rows of flat granite pavers and flat Belgian block pavers at the north and south crosswalks; work at the northeast and southeast corners of Greenwich and Duane Streets, consisting of replacing dark gray tinted concrete sidewalk paving, in-kind, replacing steel-faced concrete and granite curbing with new granite curbing, and installing pedestrian ramps with detectable warning units; work at the northwest corner of West 12th and Greenwich Streets, consisting of replacing untinted concrete sidewalk paving with dark gray tinted concrete sidewalk paving, replacing steel faced concrete and granite curbing with new granite curbing, and installing pedestrian ramps with detectable warning units; work at the northwest, southwest, and southeast corners of West 3rd/Great Jones Street and Broadway, consisting of replacing dark gray tinted concrete sidewalk paving, in-kind, replacing steel-faced concrete and granite curbing with new granite curbing, and installing pedestrian ramps with detectable warning units; work at the northwest, southwest, and southeast corners of Broadway and Canal Street, consisting of replacing untinted concrete sidewalk paving with dark gray tinted concrete sidewalk paving, replacing steel faced concrete curbing with new granite curbing, and installing pedestrian ramps with detectable warning units; work at the northwest, southwest, and southeast corners of Mercer and Grand Streets, consisting of replacing dark gray tinted concrete sidewalk paving and granite curbing, in-kind, and installing pedestrian ramps with detectable warning units, in conjunction with installing neckdowns into the streetbed at the southwest and southeast corners; work in the streetbed at Grand and Mercer Streets, consisting of replacing modern granite pavers with alternating rows of flat granite pavers and flat Belgian block pavers at the north and south crosswalks; work at the northeast, northwest, and southwest corners at Prince and Mercer Streets, consisting of replacing select granite sidewalk pavers, dark gray tinted concrete sidewalk paving, and granite curbing, in-kind; work in the streetbed at Prince and Mercer Streets, consisting of replacing modern granite pavers with alternating rows of flat granite pavers and flat Belgian block pavers at the north and south crosswalks; work at the southeast corner of Crosby and Spring

Streets, consisting of replacing dark gray tinted concrete sidewalk paving, in-kind, and replacing steel faced concrete curbing with granite curbing, and installing pedestrian ramps with detectable warning units; work at the northwest and southwest corners of Watts and Greenwich Streets, consisting of replacing select granite sidewalk pavers, dark gray tinted concrete sidewalk paving, and granite curbing, in-kind, replacing steel faced concrete curbing with granite curbing, and installing pedestrian ramps with detectable warning units; and work at the southeast corner of Grand and Lafayette Streets, consisting of replacing dark gray tinted concrete sidewalk paving and granite curbing, in-kind, and installing pedestrian ramps with detectable warning units; and additional work for project HWPR20MKL, including work at all four corners of Grand and Wooster Streets, consisting of replacing select granite sidewalk pavers, in-kind, replacing untinted and gray tinted concrete sidewalk paving with dark gray tinted concrete sidewalk paving, replacing granite, bluestone, and steel faced concrete curbing with granite curbing, and installing pedestrian ramps with detectable warning units, in conjunction with installing a neckdown into the streetbed at the southeast corner.

With regard to this additional work, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk; Section 2-19(e) for repairing, resetting, and new granite sidewalks; and Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. Furthermore, with regard to these or other aspects of the work, the Commission finds that the work does not detract from the special architectural and historic character of the Greenwich Village, NoHo, and Tribeca East Historic Districts. Additionally, the Commission found that the design approved by the Commission has been maintained. Based on these and the above findings, the materials have been marked approved and Commission Binding Report 23-04474 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Marie Guarino.

Sarah Carroll  
Chair

cc: Edith Bellinghausen, Deputy Director; Joseph Lepique, NYC DDC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
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 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/3/2023	<b>EXPIRATION DATE:</b> 5/9/2029	<b>DOCKET #:</b> LPC-24-00912	<b>CRB</b> CRB-24-00912
<b><u>ADDRESS:</u></b> 1040 GRAND CONCOURSE		<b>BOROUGH:</b> BRONX	<b>BLOCK/LOT:</b> 2462 / 1
Grand Concourse Historic District			

To the Mayor, the Council, and the Department of Cultural Affairs,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission, at the Public Meeting of May 9, 2023, following the Public Hearing and Public Meeting of April 18, 2023, voted to issue a positive report for the approved work at the subject premises, as put forward in your application completed on March 23, 2023, and as you were notified in Status Update Letter 22-10801 (LPC 22-10801), issued on May 18, 2023.

The proposal, as approved, consists of constructing an addition, including demolishing a select portion of the west (Grand Concourse) and south (East 165th Street) facades of the former synagogue building wing, the glass atrium at the southwest corner of the site, a retaining wall in the areaway adjacent to the west facade, and planters installed at the sidewalk adjacent to the western portion of the south facade; constructing a three-story addition at the southwest corner of the site, featuring a glass curtain wall with bronze finished metal framing, light gray GFRC faceted panel cladding, and a folding, bronze alloy overhanging roof; installing signage, featuring white finished metal letters ("The Bronx Museum") above the recessed entrance at the west facade of the new addition, and vinyl signage on the glass; at the former synagogue building wing, removing the modern dark finished metal cladding throughout the west, south, and east (side) facades in conjunction with replacing damaged brickwork in-kind as needed, and staining all of the exposed and new brickwork with a translucent, light gray stain; installing signage, featuring bronze letters ("The Bronx Museum") at south facade; replacing four (4) dark finished metal window assemblies, each featuring three (3) single-light windows, with four (4) light gray finished metal window assemblies, each featuring three (3) single-light windows, at the basement level of the south facade;



replacing the dark finished ribbon metal window assembly, featuring single-light windows, with a light gray finished ribbon metal window assembly, featuring five (5) tri-partite single-light windows separated by metal panels, at the second floor of the south façade; restoring the masonry opening at the first floor of the south facade by removing the existing dark finished ribbon metal window assembly and the adjacent metal panels and installing a larger light gray finished ribbon metal window assembly, featuring five (5) tri-partite single-light windows separated by metal panels; demolishing the planters installed at the sidewalk in front of the eastern portion of the south facade of the former synagogue building, in conjunction with installing decorative stone pavers with bronze inserts at the portion of the sidewalk exposed by the removal of the planters; and at the modern Arquitectonica addition at the adjacent lots (1046 Grand Concourse), staining the concrete block with a translucent, light gray stain throughout the south (side), north (side), and east (rear) facades.

The proposal, as initially presented, included painting the exposed brick at the former synagogue building as well as the concrete block at the south, north, and east facades of the modern addition a bright white; terminating the bronze alloy roof stop at edge of the proposed addition instead of tapering it to wrap the south facade of former synagogue building; and installing simple stone pavers without bronze inserts at the sidewalk in front of the former synagogue building where planters will be removed. The proposal, as approved, was shown in a digital presentation, titled “Bronx Museum of the Arts,” dated May 9, 2023, and including 38 slides. The proposal, as initially presented, was shown in a digital presentation, titled “Bronx Museum of the Arts,” dated April 18, 2023, and including 72 slides. Both presentations were prepared by Marvel Architect, and consisted of photographs, drawings, and photomontages, all of which was presented as components of the application at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that The Bronx Museum of the Arts has grown over time into a complex of buildings designed by multiple architects and designers and spanning multiple lots; that the first structure on the site was the synagogue and community hall designed by Simon B. Zelnick and built in 1961; that the City later purchased the lot for the museum and the structure was altered and expanded by Castro-Blanco, Piscioneri & Associates in 1988; and that the museum was further expanded with the construction of 1046 Grand Concourse, a contemporary style new building designed by Arquitectonica, Bernardo For Brescia and Laurinda Spear and built in 2002-06, which is located on the adjacent lots 6 and 8. The Commission also noted that the building’s style, scale, materials, and details, are among the features that contribute to the special architectural and historic character of the Grand Concourse Historic District, which spans a one-mile stretch of the Grand Concourse, and is comprised of apartment houses, two parks, and several public institutions.

With regard to this proposal, the Commission found that the Grand Concourse Historic District features many singular institutional and cultural buildings that do not share a typical style; that the proposed work will not obscure or destroy any significant architectural features of the buildings or site; that the museum complex is the result of several building expansion campaigns, varying in age, type, and scale that addressed the evolving programmatic needs of the museum, and that the proposed work is in keeping with the layered architectural character and historic evolution of the site as a museum; that the work will address current programmatic objectives, including providing barrier-free access, expanding the galleries, improving interior circulation, and blurring the boundaries between interior and exterior zones through larger windows to draw more people into the museum; that the existing structure, with its dark color palette and undefined entrance, does not engage with the public; that the site was developed in three phases without a unified appearance, and the proposed work will help tie the complex together by creating a focal point at the corner of the site and an opportunity to emphasize the new primary entrance; that the form and porosity of the new design, featuring a prominent prow at the corner shaped by a folding, overhanging roof, will relate to the architectural expression of the modern building in the complex, while introducing a glassy, open curtain wall at the streetwall that visually connects the interior and exterior of

the building; that the proposed design effectively emphasizes and anchors the corner of the site and the overhanging roof extends beyond the boundary of the new addition to embrace the corner of the synagogue and visually connect these two buildings; that the proposed bronze alloy material of the roof, with a finish that prevents it from anodizing recalls and harmonizes with the color of the reddish-brown bricks at other buildings in the historic district; that the removal of the dark metal panels from the former synagogue walls and staining of the brickwork, as well as staining of the concrete block at the side and rear walls at the modern addition, and the proposed light gray GFRC panel cladding of the new façade will help to visually unify the different buildings on the site; that the cumulative amount of signage will not overwhelm the complex, and that the type, design and materials of the signs will harmonize with the building; that the proposed sidewalk treatment in front of the former synagogue building where planters will be removed will feature decorative stone pavers with bronze inserts that will complement the complex, and create a forecourt; and that the proposed work will not detract from the special character of the Grand Concourse Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to issue a positive report.

The Commission authorized the issuance of a Commission Binding Report upon receipt, review and approval of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, the Commission received emails, dated July 28, 2023, August 17, 2023, and September 18, 2023, and prepared by Roujia Bai, R.A.; existing conditions photographs; written narratives, dated August 17, 2023 and September 18, 2023, and prepared by Marvel Architect; drawings T-001.00, G-000.00, G-010.00, G-015.00, G-020.00 through G-022.00, G-030.00, G-040.00, G-060.00, G-061.00, Z-000.00 through Z-003.00, EN-001, EN-002, D-100.00 through D-104.00, D-200.00, D-300.00, A-000.00, A-001.00, A-020.00, A-021.00, A-025.00, A-050.00, A-051.00, A-060.00, A-065.00, A-070.00, A-071.00, A-100.00 through A-106.00, A-120.00 through A-123.00, A-130.00 through A-133.00, A-200.00 through A-205.00, A-300.00, A-310.00, A-311.00, A-330.00 through A-332.00, A-350.00 through A-354.00, A-400.00 through A-402.00, A-405.00, A-406.00, A-440.00 through A-451.00, A-460.00 through A-462.00, A-530.00 through A-536.00, A-550.00, A-560.00, A-700.00 through A-707.00, A-720.00 through A-722.00, A-730.00, A-740.00 through A-742.00, A-750.00, A-751.00, A-755.00, A-800.00 through A-805.00, and C-001 through C-013, dated April 28, 2023, and prepared by Jonathan Jova Marvel, R.A.; drawings SOE-001.00 through SOE-003.00, SOE-101.00, SOE-110.00, SOE-201.00, UN-001.00 through UN-003.00, UN-101.00, UN-110.00, and UN-201.00 through UN-203.00, dated (revised) May 26, 2023, and prepared by Jinfu Xiao, P.E.; drawings FO-001, FO-002, FO-101, FO-201, FO-501, S-001 through S-003, S-101 through S-105, S-201, S-401, S-402, S-501 through S-505, S-601, and S-701 through S-704, dated (revised) May 26, 2023, and prepared by Scott E. Hughes, P.E.; drawings M-000.00, M-010.00, M-011.00, M-020.00, M-021.00, M-100.00 through M-104.00, M-200.00, M-201.00, M-204.00, M-901.00, M-904.00, E-010.00, E-020.00, E-021.00, E-030.00 through E-032.00, E-100.00 through E-104.00, E-200.00 through E-203.00, FA-010.00, FA-011.00, FA-100.00 through FA-104.00, P-010.00, P-020.00, P-030.00 through P-032.00, P-099.00, P-100.00, and P-102.00 through P-104.00, dated (revised) July 21, 2023, and prepared by Thomas Vincent Polse, P.E.; and drawings TN-000, TN-001, TN-200 through TN-203, TN-600, TN-701, TN-702, TN-801, TY-000, TY-200 through TY-203, TY-701, TA-000, TA-001, TA-200 through TA-203, TA-300 through TA-302, TA-601 through TA-606, TA-701, TA-801 through TA-803, PV-100.00, PV-101.00, PV-200.00, PV-201.00, PV-300.00, and PV-400.00, dated April 28, 2023, and prepared by Marvel Architects.

Accordingly, the Commission staff reviewed these materials and noted that they include additional work consisting replacing flat roofing in-kind at the portions of the roof to remain at the former synagogue building; replacing five (5) HVAC units in-kind and installing six (6) new HVAC units and one (1) exhaust fan at the roof of the former synagogue building; and interior alterations at the basement through second floor, including but not limited to structural work; temporary shoring work; and excavating and

lowering a portion of the concrete slab five (5) feet at the basement level of the former synagogue building, in conjunction with underpinning a select portion of the west and north (side) facades of the former synagogue building.

With regard to this additional work, the Commission found that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(iv)(I) for replacement of roofing material; Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) and Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces; and Section 2-16(c) for Excavation Work.

Additionally, the Commission found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Commission Binding Report 24-00912 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPPN 10/88 monitoring.

PLEASE ALSO NOTE: This Commission Binding Report is being issued in conjunction with Staff Binding Report 24-02925 (LPC 24-02925), issued for interior work at 1046 Grand Concourse.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Winnie Chau.

Sarah Carroll  
Chair

cc: Caroline Kane Levy, Deputy Director; Jonathan Marvel, Marvel Architects and Urban Designer



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/6/2023	<b>EXPIRATION DATE:</b> 9/19/2029	<b>DOCKET #:</b> LPC-24-02098	<b>CRB</b> CRB-24-02098
<b><u>ADDRESS:</u></b>		<b>BOROUGH:</b> Brooklyn	<b>BLOCK/LOT:</b> /
Elizabeth Place & Doughty Street Fulton Ferry Historic District			

To the Mayor, the Council, and the Associate Commissioner, NYC Department of Design and Construction,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission, at the Public Meeting of September 19, 2023, following the Public Hearing of the same date, voted to issue a positive report for the approved work at the subject premises, as put forward in your application completed on August 24, 2023.

The proposal, as approved, consists of streetbed repairs at the intersection of Elizabeth Place and Doughty Street (Project ID HWP2020LM, Intersection 25), including removing Belgian block pavers and installing alternating rows of flat granite pavers and flat Belgian blocker pavers at the crosswalk, as shown in an undated digital presentation, titled "Installation of Non-Standard Pedestrian Ramps With Granite Paver Crosswalks" and prepared by the New York City Department of Design + Construction, including 25 slides, consisting of photographs and drawings, all presented as components of the application at the Public Hearing and Public Meeting.

The Commission noted that the Belgian block paving is among the features that contribute to the special architectural and historic character of the Fulton Ferry Historic District.

With regard to this proposal, the Commission found that the minimum amount of historic paving will be removed to facilitate ADA compliance; that the proposed larger granite pavers will match the historic

Belgian block pavers in terms of material, while complying with ADA accessibility requirements of a smooth surface; that the large size of the granite pavers will help visually delineate the crosswalk area from the adjacent streetbed; that the crosswalk marks a transition point from historic Belgian block paving to modern asphalt paving at the streetbed; and that the work will not detract from the special architectural and historic character of the Fulton Ferry Historic District. Based on these findings, the Commission determined the work to be appropriate to the site and the historic district and voted to issue a positive report.

The Commission authorized the issuance of a Commission Binding Report upon review of final filing materials showing the approved design.

Subsequently, the Commission reviewed photographs and drawing sheet 24 of 33, project ID: HWP2020LM, dated September 8, 2023, and prepared by City of New York Department of Design + Construction, Division of Infrastructure, Bureau of Design.

Accordingly, the Commission staff reviewed these materials and noted that they include additional work at the northeast and northwest corners of Elizabeth Place and Doughty Street consisting of replacing concrete sidewalk paving, and concrete, granite, and bluestone curbing, with new dark gray tinted concrete sidewalk paving and granite curbing, and featuring pedestrian ramps with detectable warning units. With regard to this additional work, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk; and Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. Additionally, the Commission staff found that the design approved by the Commission has been maintained. Based on these and the above findings, the materials have been marked approved and Commission Binding Report 24-02098 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Marie Guarino.

Sarah Carroll  
Chair

cc: Edith Bellinghausen, Deputy Director; Joseph Lepique, NYC DDC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/26/2023	<b>EXPIRATION DATE:</b> 3/9/2027	<b>DOCKET #:</b> LPC-24-02906	<b>CRB</b> CRB-24-02906
<b>ADDRESS:</b> 1000B RICHMOND TERRACE		<b>BOROUGH:</b> STATEN ISLAND	<b>BLOCK/LOT:</b> 76 / 200
Sailors' Snug Harbor - Building 'B', Individual Landmark			

To the Mayor, the Council, and the Commissioner of the Department of Design and Construction,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

At the Public Meeting of March 9, 2021, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on February 11, 2021, and as you were notified in Status Update Letter 21-05680 (LPC 21-05680), issued on March 17, 2021.

The proposed work, as approved, consists of constructing a rooftop elevator bulkhead, rebuilding the rooftop ventilator, installing gray painted louvers at the 3rd floor windows, blocking the basement windows from the inside of the openings while leaving the existing sashes undisturbed, and modifying one window opening to install a new egress door and metal stairs. The work was shown in a digital presentation, titled "Staten Island Museum Building 'B' at Snug Harbor", dated March 9, 2021, and including 43 slides consisting of photographs, drawings, and 3D views, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Sailors' Snug Harbor -Building B Individual Landmark designation report describes 1000B Richmond Terrace as a Greek Revival style Dormitory building built in 1831-41. The Commission also noted that Building B is part of five individually designated Greek Revival style buildings known as the "Front Five" that are connected by Hyphens, and are part of Sailors' Snug Harbor Cultural Center. The Commission further noted that an elevator bulkhead was approved for this building pursuant to Commission Binding Report 08-7783, but was never

constructed; and that the building has remained vacant for many years.

With regard to this proposal, the Commission found that the proposed work will support the adaptive reuse of this vacant building as a museum; that the construction of the bulkhead will not damage or destroy any significant architectural features of the roof; that the form and cladding of the elevator override bulkhead will match the existing bulkhead at Building A, and will maintain consistency between the two rooflines; that the bulkhead will be only minimally visible from select locations within the Snug Harbor Cultural Center complex, and will not overwhelm the roofline; that the modest scale and neutral gray metal cladding will not call undue attention to the installation; that the new entrance and stairs at the secondary east façade of the building will remove a simple multi-light double hung replacement window and a minimal portion of plain masonry and cast stone, and will not eliminate significant historic fabric; that the proposed paneled single leaf door and metal and wood stair will match the design, details, configuration, and finish of other doors and exterior stairs found throughout the Snug Harbor complex; that the proposed insulated infill panels at the ground floor multi-light windows will be installed behind the existing windows with a screen in front, and will not detract from the fenestration; that the proposed louvers at the attic-level window openings will feature a paired configuration, which recalls closed window shutters typical of buildings of this age and style; and that the proposed work will not diminish the special architectural and historic character of this Individual Landmark and will make the building viable as a museum within the Snug Harbor Cultural Center complex. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application. The Commission authorized the issuance of a Commission Binding Report upon receipt, review and approval of signed and sealed DOB filing drawings.

Subsequently, on September 26, 2023, the Commission received Department of Building filings drawings labeled G-000.00, G-001.00, G-002.00, G-003.00, G-004.00, T-001.00, Z-001.00, Z-002.00, DM-100.00, DM-101.00, DM-102.00, DM-103.00, DM-104.00, DM-11.00, EG-000.00, LS-100.00, LS-101.00, LS-102.00, LS-103.00, A-000.00, A-001.00, A-010.00, A-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-110.00, A-200.00, A-201.00, A-202.00, A-203.00, A-300.00, A-301.00, A-302.00, A-303.00, A-304.00, A-305.00, A-310.00, A-400.00, A-401.00, A-402.00, A-403.00, A-404.00, A-410.00, A-411.00, A-412.00, A-413.00, A-414.00, A-415.00, A-416.00, A-500.00, A-501.00, A-502.00, A-503.00, A-504.00, A-505.00, A-506.00, A-507.00, A-510.00, A-600.00, A-700.00, A-701.00, A-800.00, A-801.00, A-802.00, A-810.00, A-820.00, and F-100.00, dated July 31, 2023, prepared by John S. Fontillas, RA, on drawings labeled T-001.00, S-001.00, S-002.00, S-010.00, S-100.00, S-101.00, S-102.00, S-103.00, S-104.00, S-201.00, S-202.00, S-301.00, S-311.00, S-321.00, S-322.00, S-331.00, S-401.00, S-402.00, and S-403.00, dated August 3, 2023, prepared by Kevin C. Poulin, PE, and drawings labeled EN-001.00, EN-002.00, M-000.00, M-001.00, M-002.00, M-100.00, M-101.00, M-102.00, M-103.00, M-200.00, M-201.00, M-300.00, M-301.00, M-302.00, M-400.00, M-401.00, M-402.00, M-500.00, M-700.00, M-701.00, M-702.00, M-703.00, M-800.00, M-801.00, T-000.00, P-001.00, P-010.00, P-100.00, P-101.00, P-102.00, P-103.00, P-104.00, P-200.00, P-300.00, P-301.00, E-001.00, E-100.00, E-101.00, E-102.00, E-103.00, E-104.00, E-105.00, E-107.00, E-200.00, E-201.00, E-202.00, E-203.00, E-204.00, E-205.00, E-206.00, E-207.00, E-300.00, E-301.00, E-302.00, E-303.00, E-500.00, E-501.00, E-502.00, E-503.00, ED-100.00, ED-101.00, ED-102.00, ED-103.00, T-000.00, SP-001.00, SP-100.00, SP-101.00, SP-102.00, SP-103.00, SP-200.00, SP-300.00, FA-001.00, FA-100.00, FA-101.00, FA-102.00, and FA-103.00, all dated July 31, 2023, and prepared by Richard Meilan, PE.

Accordingly, the Commission staff reviewed these materials and noted that they include additional work, consisting of replacing all the rooftop skylights in kind, and related interior alterations.

With regard to this additional work, the Commission found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-15 for Rooftop and Rear

Yard Additions or Enlargements, including Section 2-15(d)(1) for non-occupiable rooftop additions on Individual Landmarks. Additionally, the Commission found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Commission Binding Report 24-02906 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Roberto Ciliberto.

Sarah Carroll  
Chair

cc: Caroline Kane Levy, Deputy Director; Lauren Tucker, NYC Dept. of Design + Construction





THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/19/23	<b>EXPIRATION DATE:</b> 10/19/2029	<b>DOCKET #:</b> LPC-24-02268	<b>SRB</b> SRB-24-02268
<b>ADDRESS:</b> NYC Streetlight Poles		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 0 / 0
Streetlight Poles Central Park, Scenic Landmark			

To the Mayor, the Council, and the Office of Technology and Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna and shroud, and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Central Park Scenic Landmark. The work consists of installing one (1) telecommunications poletop antenna and shroud, and transmitter box at an existing light pole, all finished gray to match the existing light pole; and installing a grey-finished handhole at grade, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated September 5, 2023, prepared by Judith Garcia of NYC OTI, all submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks

Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Central Park Scenic Landmark is: 11747.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the shroud and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; and that the handhole will be small in size, and simple in design. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

PLEASE NOTE: The Commission notes that archaeological work was previously completed in the project area and if additional excavation is needed, that the revised plans are sent to the Commission for review prior to the commencement of work.

Please provide one or more 8 by 10 inch archival-quality color photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Janelle Gunther.

Sarah Carroll  
Chair

cc: Emma Waterloo, Deputy Director; Imani Charles, NYC OTI



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/16/23	<b>EXPIRATION DATE:</b> 10/16/2029	<b>DOCKET #:</b> LPC-24-02756	<b>SRB</b> SRB-24-02756
<b>ADDRESS:</b> NYC Streetlight Poles		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
Streetlight Poles Fort Tryon Park, Scenic Landmark			

To the Mayor, the Council, and the Office of Technology and Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna and shroud, and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Fort Tryon Park Scenic Landmark. The work consists of installing one (1) telecommunications poletop antenna and shroud, and transmitter box at an existing light pole, all finished silver to match the existing light pole; installing a grey-finished handhole at the concrete sidewalk; and excavating and replacing concrete paving, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated (received) September 21, 2023, prepared by Judith Garcia of NYC OTI, all submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The

Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Fort Tryon Park Scenic Landmark is: 25205.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the shroud and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the handhole will be small in size, simple in design, and finished to match the surrounding untinted concrete paving; and that any concrete paving to be excavated will be replaced with new concrete paving to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch archival-quality color photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Janelle Gunther.

Sarah Carroll  
Chair

cc: Emma Waterloo, Deputy Director; Imani Charles, NYC OTI



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/06/23	<b>EXPIRATION DATE:</b> 10/6/2029	<b>DOCKET #:</b> LPC-24-02870	<b>SRB</b> SRB-24-02870
<b>ADDRESS:</b> NYC Streetlight Poles		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
Streetlight Poles West End-Collegiate Historic District Extension			

To the Mayor, the Council, and the Office of Technology and Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna and shroud, and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the West End-Collegiate Historic District Extension. The work consists of installing one (1) telecommunications poletop antenna and shroud, and transmitter box at an existing light pole, all finished silver to match the existing light pole; installing a grey-finished handhole at the concrete sidewalk; and excavating and replacing concrete paving, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated September 25, 2023, prepared by Judith Garcia of NYC OTI, all submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The

Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the West End-Collegiate Historic District Extension is: 24400.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the shroud and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the handhole will be small in size, simple in design, and finished to match the surrounding untinted concrete paving; and that any concrete paving to be excavated will be replaced with new concrete paving to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch archival-quality color photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Janelle Gunther.

Sarah Carroll  
Chair

cc: Emma Waterloo, Deputy Director; Imani Charles, NYC OTI



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/03/23	<b>EXPIRATION DATE:</b> 10/3/2029	<b>DOCKET #:</b> LPC-24-02925	<b>SRB</b> SRB-24-02925
<b>ADDRESS:</b> 1046 GRAND CONCOURSE		<b>BOROUGH:</b> BRONX	<b>BLOCK/LOT:</b> 2462 / 6
Grand Concourse Historic District			

To the Mayor, the Council, and the Department of Cultural Affairs,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The proposed work consists of interior alteration only at the cellar and first floor, including but not limited to structural work, as described and shown on drawings T-001.00, G-010.00, G-060.00, Z-100.00, Z-101.00, D-100.00, A-100.00, and A-200.00, dated April 28, 2023, and prepared by Jonathan Jova Marvel, R.A.; and drawings S-001N, S-002N, S-101N, and S-102N, dated April 28, 2023, and prepared by Scott E. Hughes, P.E., all submitted as components of the application.

PLEASE NOTE: This Staff Binding Report is being issued in conjunction with Commission Binding Report 24-00912 (LPC 24-00912), approving application of a translucent, light-gray stain at the concrete blocks throughout the side and rear facades at this buildings, as well as work at the adjacent building at 1040 Grand Concourse.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Winnie Chau.

Sarah Carroll  
Chair

cc: Caroline Kane Levy, Deputy Director; Jonathan Marvel, Marvel Architects and Urban Designer





THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/06/23	<b>EXPIRATION DATE:</b> 10/6/2029	<b>DOCKET #:</b> LPC-24-03011	<b>SRB</b> SRB-24-03011
<b>ADDRESS:</b> Streetlight Poles		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
NYC Streetlight Poles Greenwich Village Historic District Extension II Historic Street Lampposts, Individual Landmark			

To the Mayor, the Council, and the Office of Technology and Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna and shroud, and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Greenwich Village Historic District Extension II. The work consists of installing one (1) telecommunications poletop antenna and shroud, and transmitter box at an existing light pole, all finished grey to match the existing light pole, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated September 28, 2023, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The

Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Greenwich Village Historic District Extension II is: 21240.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the shroud and transmitter box will help them to be discreet installations at the upper portions of the light pole; and that the installations will not call attention to themselves and will not detract from the streetscape. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch archival-quality color photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Winnie Chau.

Sarah Carroll  
Chair

cc: Caroline Kane Levy, Deputy Director; Sonia Irizarry-Lopez, NYC OTI



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/04/23	<b>EXPIRATION DATE:</b> 10/4/2029	<b>DOCKET #:</b> LPC-24-03039	<b>SRB</b> SRB-24-03039
<b>ADDRESS:</b> 11 WATER STREET		<b>BOROUGH:</b> BROOKLYN	<b>BLOCK/LOT:</b> 25 / 12
Fulton Ferry Historic District			

To the Mayor, the Council, and the Brooklyn Bridge Park:

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The proposed work consists of construction of temporary structures at an area of Brooklyn Bridge Park located below the Brooklyn Bridge, including an ice skating rink, skate rental shop and seating area, zamboni tent, and portable chillers and restrooms, to be installed in October 2023, and to be removed on or before March 15, 2024; as described in an email dated September 28, 2023, prepared by Lindsey Ross, Vice President, Capital Projects & Restoration, Brooklyn Bridge Park; as shown on drawings A-101 through A-111, dated September 26, 2023, prepared by Andy Engler Roth, R.A.; and drawings 1 through 42, dated September 21, 2023, prepared by IMG, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Brooklyn Bridge Park is a park consisting of former waterfront industrial sites and portions of the former Fulton Ferry Park.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-05 for Temporary Installations. Furthermore, the Commission finds that this is a temporary installations on a publicly owned property and may be renewed for up to one additional installation period. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Brian Blazak.

Sarah Carroll  
Chair

cc: Bernadette Artus, Deputy Director; Lindsey Ross, Brooklyn Bridge Plaza



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/06/23	<b>EXPIRATION DATE:</b> 10/6/2029	<b>DOCKET #:</b> LPC-24-03098	<b>SRB</b> SRB-24-03098
<b>ADDRESS:</b> NYC Streetlight Poles		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
Streetlight Poles Ladies' Mile Historic District			

To the Mayor, the Council, and the Office of Technology and Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna and shroud, and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Ladies' Mile Historic District. The work consists of installing one (1) telecommunications poletop antenna and shroud, and transmitter box at an existing light pole, all finished silver to match the existing light pole; installing a grey-finished handhole at the concrete sidewalk; and excavating and replacing concrete paving, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated October 2, 2023, prepared by Judith Garcia of NYC OTI, all submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The

Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Ladies' Mile Historic District is: 24412.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the shroud and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the handhole will be small in size, simple in design, and finished to match the surrounding untinted concrete paving; and that any concrete paving to be excavated will be replaced with new concrete paving to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch archival-quality color photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Janelle Gunther.

Sarah Carroll  
Chair

cc: Emma Waterloo, Deputy Director; Sonia Irizarry-Lopez, NYC OTI



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/04/23	<b>EXPIRATION DATE:</b> 10/4/2029	<b>DOCKET #:</b> LPC-24-03100	<b>SRB</b> SRB-24-03100
<b>ADDRESS:</b> Streetlight Poles		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
NYC Streetlight Poles Historic Street Lampposts, Individual Landmark Upper East Side Historic District			

To the Mayor, the Council, and the Office of Technology and Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna and shroud, and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Upper East Side Historic District. The work consists of installing one (1) telecommunications poletop antenna and shroud, and transmitter box at an existing light pole, all finished grey to match the existing light pole; installing a grey-finished handhole at the sidewalk, adjacent to the pole; and excavating concrete pavers where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated September 29, 2023, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes

that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Upper East Side Historic District is: 24406.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the shroud and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the handhole will be small in size, simple in design, and finished to match the adjacent concrete pavers; and that any concrete sidewalks to be excavated will be replaced with new concrete to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch archival-quality color photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Winnie Chau.

Sarah Carroll  
Chair

**cc:** Caroline Kane Levy, Deputy Director; Sonia Irizarry-Lopez, NYC OTI





THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/05/23	<b>EXPIRATION DATE:</b> 10/5/2029	<b>DOCKET #:</b> LPC-24-03123	<b>SRB</b> SRB-24-03123
<b>ADDRESS:</b> 34-41 137TH STREET		<b>BOROUGH:</b> QUEENS	<b>BLOCK/LOT:</b> 4953 / 1
Lewis H. Latimer House, Individual Landmark			

To the Mayor, the Council, and the Deputy Commissioner, NYC Dept. of Parks and Rec.,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

exterior work at the front and rear porches, including replacing missing wood balusters on the porch railing in kind; patching cracks in the treads and risers of the front porch steps and painting to match the existing; replacing the wood lattice at the base of the porch in kind; replacing deteriorated portions of a wood post in kind; replacing wood trim around the perimeter of the porch in kind; resetting an existing stair tread and resecuring an existing railing at the rear porch; and interior alterations, as shown in a drawing of all four elevations of the house, dated October 3, 2023, prepared by Amy Woodin, drawings labeled A001, A002, A101, A102, A103, A501, A601, A901 and A902, dated September 27, 2023, prepared by Deborah Rojas De Leon, RA, and annotated photographs of the existing conditions, and described in a letter from Amy Woodin, dated September 22, 2023, and all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Lewis H. Latimer House Individual Landmark Designation Report describes 34-41 137th Street as a Queen Anne style house originally built ca. 1887-89 and expanded later with additions, and moved to the current location in 1988.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related

Exterior Elements, including Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted; Section 2-11(c)(9) for repair of wood features; and Section 2-11(d)(1)(i) for in-kind material replacement. Based on these findings, the Commission determined that the work is appropriate to the Lewis H. Latimer House Individual Landmark. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s):  
<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Lisa Schaeffer.

Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Amy Woodin,



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/05/23	<b>EXPIRATION DATE:</b> 10/5/2029	<b>DOCKET #:</b> LPC-24-03250	<b>SRB</b> SRB-24-03250
<b>ADDRESS:</b> Multiple Intersections		<b>BOROUGH:</b> Brooklyn	<b>BLOCK/LOT:</b> /
Pedestrian Ramp Cobble Hill Historic District Clinton Hill Historic District Fort Greene Historic District			

To the Mayor, the Council, and the The NYC Department of Design & Construction,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps at multiple intersections located within historic districts in the Borough of Brooklyn. The proposed work consists of select removal of concrete sidewalk and the installation of concrete, tinted or untinted, scored to match the adjacent paving, limited to corner quadrant pedestrian ramps, in conjunction with installing white finished plastic detectable warning units, as described in a letter, dated September 13, 2023, and prepared by Lauren Tucker of Department of Design and Construction; and as shown in a 39 page report titled "PROJECT ID: HWPR20MKL", consist of existing condition photographs and drawings, dated September 1, 2023, and prepared by NYC Department of Design and Construction, all submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. Based on these findings, the Commission

determined that the work is appropriate to the historic districts. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s):  
<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Maggie Mei Kei Hui.

Sarah Carroll  
Chair

**cc:** Jared Knowles, Deputy Director; Lauren Tucker,



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/17/23	<b>EXPIRATION DATE:</b> 10/17/2029	<b>DOCKET #:</b> LPC-24-03316	<b>SRB</b> SRB-24-03316
<b>ADDRESS:</b> 1000 FIFTH AVENUE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1111 / 1
Metropolitan Museum of Art, Interior Landmark			
Metropolitan Museum of Art, Individual Landmark			

To the Mayor, the Council, and the Department of Cultural Affairs,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for interior alterations only at the fifth floor, at select locations outside of the areas designated as an Interior Landmark, as shown on drawings G-100.01, G-103.01, DM-101.01, DM-201.01, A-101.01, A-201.01, A-301.01, A-601.01, A-710.01, A-720.01, A-730.01, A-740.00, and A-800.00, dated (revised) July 10, 2023; and G-101.00 and G-102.00, dated November 3, 2022, and prepared by John H. Beyer, RA; and M-001.00, M-002.00, M-100.00, M-200.00, M-300.00, M-400.00, and dated May 23, 2023, and prepared by Erik D. Bodelsea, PE, all submitted as components of the application.

The Commission has reviewed these drawings and finds that the work will have no effect on significant protected features of the building.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those

described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Michelle Craren.

Sarah Carroll  
Chair

**cc:** Emma Waterloo, Deputy Director; Henry Miller, Beyer Blinder Belle Architects & Planners



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/17/23	<b>EXPIRATION DATE:</b> 10/17/2029	<b>DOCKET #:</b> LPC-24-03365	<b>SRB</b> SRB-24-03365
<b>ADDRESS:</b> 6036 BROADWAY		<b>BOROUGH:</b> BRONX	<b>BLOCK/LOT:</b> 5900 / 150
Van Cortlandt Mansion, Interior Landmark			
Van Cortlandt Mansion, Individual Landmark			

To the Mayor, the Council, and the Deputy Commissioner, NYC Department of Parks and Recreation:

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for exterior work at the entrance to the north wing of the house, including installing a temporary wood ramp to provide barrier-free access, which will be removed after one year, as shown in drawings labeled 1.0 and 2.0, dated October 10, 2023, and photographs of the existing conditions, and described in a memo, dated October 6, 2023, all prepared by Amy Woodin of the Historic House Trust, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the designation report describes the Van Cortlandt Mansion as a Georgian style manor house built in 1748-1749.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-05 for Temporary Installations. Based on this finding, the Commission determined that the work is appropriate to the Van Cortlandt Mansion Individual Landmark. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s):  
<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Lisa Schaeffer.

Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Amy Woodin, Historic House Trust





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 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/12/23	<b>EXPIRATION DATE:</b> 10/12/2029	<b>DOCKET #:</b> LPC-24-03378	<b>SRB</b> SRB-24-03378
<b>ADDRESS:</b> NYC Streetlight Poles		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
Streetlight Poles Metropolitan Museum Historic District			

To the Mayor, the Council, and the Office of Technology and Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing telecommunications poletop antennas and shroud and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at light poles located within the Metropolitan Museum Historic District. The work consists of installing one (1) telecommunications poletop antenna and transmitter box at an existing light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished light gray to match the existing light pole; installing a grey-finished handhole at the concrete sidewalk; and excavating concrete paving where the concrete will be replaced to match the pre-existing tint and scoring pattern, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated October 10, 2023, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes

that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Metropolitan Museum Historic District is: 24413.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the light pole shaft, so as not to call undue attention to itself; that the handhole will be small in size, simple in design, and finished to match the surrounding untinted concrete paving; and that any concrete paving to be excavated will be replaced with new concrete paving to match the tint and scoring pattern of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.

Sarah Carroll  
Chair

cc: Edith Bellinghausen, Deputy Director; Imani Charles, NYC OTI



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/20/23	<b>EXPIRATION DATE:</b> 10/20/2029	<b>DOCKET #:</b> LPC-24-03655	<b>SRB</b> SRB-24-03655
<b>ADDRESS:</b> 6 VICTORY BOULEVARD		<b>BOROUGH:</b> STATEN ISLAND	<b>BLOCK/LOT:</b> 487 / 80, 110, 112
Tompkinsville (Joseph H. Lyons) Pool Bath House, Flrst Floor Interior, Interior Landmark			
Tompkinsville (Joseph H. Lyons) Pool, Individual Landmark			

To the Mayor, the Council, and the Deputy Commissioner, NYC Department of Parks and Recreation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for work at the sub-grade sidewalk vault and interior alterations at the cellar level, including installing a sanitary line, as shown on drawings A-131.00 and A-132.00, dated November 16, 2022, and prepared by Joseph G. Tattoni, R.A., both submitted as components of the application.

In reviewing this proposal, the Commission notes that the Tompkinsville (Joseph H. Lyons) Pool Individual and Interior Landmark Designation Reports describe 6 Victory Boulevard as an Art Moderne style pool complex and interior, designed by Joseph L. Haurman, Aymar Embury II, landscape architects Gilmore D. Clarke and Allyn R. Jennings, and civil engineers W. Earle Andrews and William H. Latham, and built in 1934-36.

With regard to this proposal, the Commission finds that the proposed work will occur outside of the designated portions of the interior, and therefore will have no effect on significant architectural features of this Interior Landmark. Based on these findings, the Commission determines the proposed work to be appropriate to this Individual and Interior Landmark. The work, therefore, is approved.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Marie Guarino.

Sarah Carroll  
Chair

cc: Edith Bellinghausen, Deputy Director; Joseph LePique, NYC DDC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/30/23	<b>EXPIRATION DATE:</b> 10/30/2029	<b>DOCKET #:</b> LPC-24-03671	<b>SRB</b> SRB-24-03671
<b>ADDRESS:</b> 131 WEST 55TH STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1008 / 15
City Center 55th Street Theater, Individual Landmark			
City Center 55th Street Theater, Individual Landmark			

To the Mayor, the Council, and the New York City Department of Cultural Affairs

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for exterior work at select locations including, at the partial east elevation, patching sandstone with a cementitious repair mortar or installing new sandstone pieces cut to fit within an area of existing sandstone and repointing, as shown on existing conditions photographs; as described in written specifications dated September 26, 2023 prepared by Walter B. Melvin Architects; as described in an email dated October 27, 2023, prepared by Chris Girr/Walter B. Melvin Architects; and as shown on drawings labeled A-100.00 through A-300.00 all dated September 28, 2023, prepared by Robert Clark Bates, R.A., and submitted as components of this application.

In reviewing this proposal, the Commission notes that the City Center 55th Street Theater/ formerly Mecca Temple Individual Landmark Designation Report describes 130 West 56th Street (aka 131 West 55th Street) as a Moorish-inspired theater building designed by H.P. Knowles and built in 1922-24.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(3) for

pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; and Section 2-11(d)(1)(iv)(D) for replacement of cast and natural stone. Based on these findings, the Commission determined that the work is appropriate to the City Center 55th Street Theater/ formerly Mecca Temple Individual Landmark building. The work, therefore, is approved.

**SAMPLES REQUIRED:** Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups at locations requiring repair, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the samples required will be identified in a Materials Checklist. Review instructions in the subsection cited above before preparing samples.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>.

**PLEASE NOTE:** Sheet A-300.00 of the approved drawings refers to stone replacement as limestone. Per applicant email confirmation, the facade is sandstone and any replacement units will be sandstone as per the approved written specifications and notations on the remainder of the drawing sheets.

Staff notes that the owners of 131 West 55th Street/130 West 56th Street have committed themselves to maintaining 131 West 55th Street/130 West 56th Street in a sound, first-class condition in perpetuity as a condition of a restrictive declaration entered into pursuant to a previously approved modification of use or bulk. The restrictive declaration is binding on all heirs, assigns and subsequent owners of the building. The declaration requires the owner to hire a qualified preservation professional whose credentials are approved by the LPC to undertake comprehensive inspections every five years of the building's exterior and any portions of the interior which, if not properly maintained, would cause the building to deteriorate. The owner is legally required to expeditiously perform all work identified in the inspection as being necessary to maintain the building in a sound, first-class condition.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Leanne Pollock.

Sarah Carroll  
Chair

**cc:** Caroline Kane Levy, Deputy Director; Christopher Girr, Walter B. Melvin Architects LLC

**Page 3**

Issued: 10/30/23

DOCKET #: LPC-24-03671



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# BINDING REPORT

<b>ISSUE DATE:</b> 10/30/23	<b>EXPIRATION DATE:</b> 10/30/2029	<b>DOCKET #:</b> LPC-24-03858	<b>SRB</b> SRB-24-03858
<b>ADDRESS:</b> 210 JORALEMON STREET		<b>BOROUGH:</b> BROOKLYN	<b>BLOCK/LOT:</b> 266 / 7501
Borough Hall Skyscraper Historic District			

To the Mayor, the Council, and the the Commissioner of the New York City Department of Citywide Administrative Services,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The approved work consists of interior alterations only at the sub-basement, as shown on drawings labeled G-000.00, G-001.00, A-001.00, A-100.00, A-200.00, A-201.00, A-300.00, and A-600.00, dated June 9, 2023, prepared by Jeffrey S. Dugan, RA, and submitted as components of the application.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

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Sarah Carroll  
Chair

**cc:** Caroline Kane Levy, Deputy Director; Jeffrey Dugan FAIA,